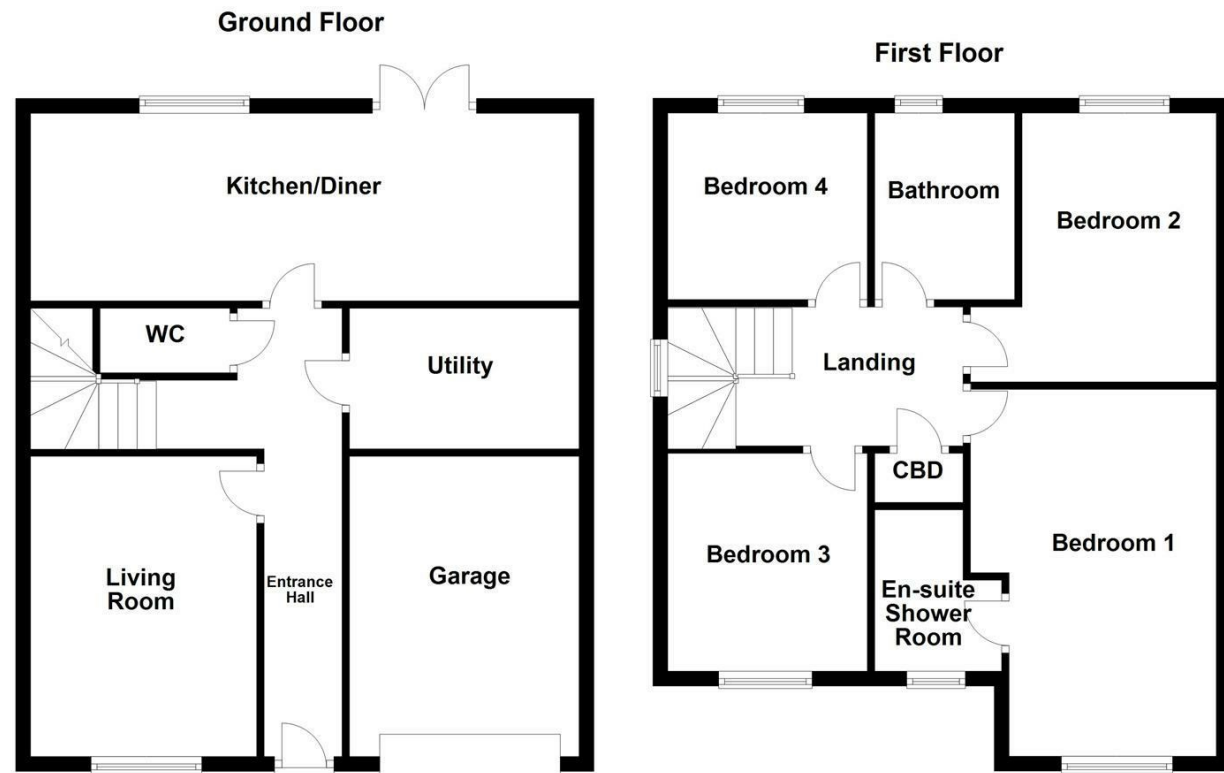




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01924 291 294

OSSETT

01924 266 555

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NORMANTON

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PONTEFRACT & CASTLEFORD

01977 798 844



22 Taylor Road, Castleford, WF10 5YD

For Sale Freehold £314,950

Situated on this sought after development in Castleford and offered with no chain is this four bedroom detached family home benefitting from well proportioned rooms, ample off road parking and an attractive and enclosed South facing rear garden.

The property briefly comprises of entrance hall, living room, downstairs w.c., kitchen/diner and utility room. The first floor landing leads to four bedrooms, with bedroom one boasting en suite facilities, and the house bathroom. Outside to the front of the property there is a block paved driveway providing off road parking for up to three vehicles and single integral garage. To the rear, the garden is laid to lawn with planted features and stone paved patio areas, enclosed by timber fencing.

Castleford makes an ideal home for the growing families as the property is aptly placed to local amenities including shops and schools, as well as being within walking distance to Castleford town centre. The M62 motorway is only a short drive away, perfect for those looking to commute further afield.

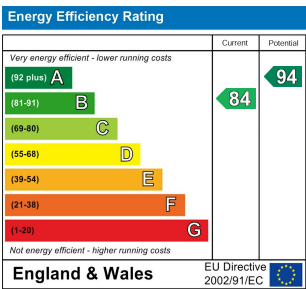
Superbly appointed throughout, this property would make an ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer at this quality home. An early viewing is highly advised to avoid any disappointment.

IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

19'9" x 13'9" [max] x 3'4" [min] [6.03m x 4.2m [max] x 1.04m [min]]

Central heating radiator and doors leading to the living room, kitchen/diner, utility and downstairs w.c. Stairs to the first floor landing.

LIVING ROOM

10'0" x 13'4" [3.06m x 4.08m]

Central heating radiator and UPVC double glazed window to the front.

KITCHEN/DINER

24'3" x 8'2" [7.4m x 2.51m]

Range of modern wall and base units with quartz work surface over and quartz splash back, sink and drainer with mixer tap, integrated double oven, integrated five ring gas hob with two extractor hoods, integrated dishwasher and integrated fridge/freezer. Column central heating radiator, UPVC double glazed window to the rear and set of UPVC double glazed French doors leading to the rear patio.

W.C.

5'9" x 2'11" [1.77m x 0.9m]

Central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and extractor fan.

UTILITY

9'6" x 6'6" [2.9m x 2.0m]

Central heating radiator, range of wall and base units with laminate work surface over, sink with mixer tap and partial tiled splash back. Space and plumbing for an under counter washing machine and dryer.

GARAGE

Manual up and over with power and light.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors providing access to four bedrooms, bathroom and storage cupboard.

BEDOROOM ONE

16'6" x 10'11" [max] x 9'1" [min] [5.03m x 3.33m [max] x 2.79m [min]]

UPVC double glazed window to the front, central

heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'8" x 7'2" [max] x 4'4" [min] [1.75m x 2.2m [max] x 1.34m [min]]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin with two taps, shower cubicle with shower head attachment and glass shower screen.

BEDROOM TWO

11'11" x 10'11" [max] x 8'11" [min] [3.64m x 3.33m [max] x 2.72m [min]]

Central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE

9'8" x 8'9" [2.95m x 2.68m]

Central heating radiator and UPVC double glazed window to the front.

BEDROOM FOUR

8'6" x 8'6" [2.61m x 2.6m]

Central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

8'6" x 6'2" [2.6m x 1.88m]

UPVC double glazed frosted window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and overhead shower attachment with glass shower screen.

OUTSIDE

The front of the property is block paved providing off road parking for three vehicles leading to the front door and integral garage with manual up and over door. To the rear, the South facing garden is laid to lawn with planted features and stone paved patio areas, perfect for outdoor dining and entertaining, enclosed by timber fencing.

COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.